

Planning Statement,
incorporating Design & Access
Statement, to accompany a
planning application for a rear
extension, loft conversion and
house refurbishment at 8
Nassington Road

Planning Statement

8 Nassington Road, London NW3 2UD

ADL Planning Limited

1.0 Introduction

- 1.1 This statement has been produced to accompany a planning application for a new rear extension, loft conversion and house refurbishment at 8 Nassington Road, London, NW3 2UD.
- 1.2 The statement demonstrates that the proposal accords with national and local planning policies. The proposal will not have any adverse effects on neighbour amenity and will preserve the character and appearance of the Conservation Area. It will improve living conditions in the house.
- 1.3 For the avoidance of doubt this statement also addresses the requirements of a design and access statement.

2.0 Application site

- 2.1 8 Nassington Road is a redbrick semi-detached Victorian property. It has three storeys plus a basement and loft space.
- 2.2 The property is located in Hampstead, close to Hampstead Heath and within the South Hill Park Estate Conservation Area, designated in 1988. The building is not listed, neither are any neighbouring properties.
- 2.3 The South Hill Park Conservation Area Statement (2001) describes the character of the area as follows:

“Generally, the Conservation Area is characterised by substantial semi-detached villas, many of which are adorned by decorative window, porch and roof features with entrance steps and complementary garden walls. The unique relationship of the dwellings to Parliament Hill and the Heath is also a principle feature of the Conservation Area.” (page 9)

3.0 The Proposal

- 3.1 This application seeks consent to replace the existing single storey extension with a new, full width one to provide a kitchen diner. The ground floor will be reconfigured to provide one large open plan reception room and a longer hallway with a cloakroom and W.C.
- 3.2 The extension will have a flat roof and rooflights. It will have a lower height at the party wall boundary to protect neighbour amenity. There will be glazed doors out to the garden. Materials will match the existing house.
- 3.3 It is proposed to use the basement as a utility room and to reconfigure the rooms on both the first and second floors.
- 3.4 With regard to the loft space, it is proposed to convert this to living space, enlarging the dormer and providing more rooflights.

3.5 The proposed layout is shown on the accompanying plans. The changes will improve living standards for the residents.

3.6 No changes are proposed to access or parking. The building will remain a family house and so the proposal will not increase parking pressure. There is no off-street parking at the property; residents can park on-street with permits. The site is highly accessible being close to both Hampstead and Gospel Oak rail stations.

4.0 Planning History

4.1 The Camden planning applications database shows two previous applications relating to the property; these are detailed in the table below.

Table 1: Planning History

Planning ref.	Proposal	Decision	Date
2006/4132/P	Alterations to single-family dwellinghouse (Class C3) including the enlargement of the dormer window in rear roof slope.	Granted	13/10/2006
2004/2440/P	The erection of a rear dormer window and the insertion of a rooflight on the front roofslope.	Granted	27/07/2004

4.2 Several nearby properties have single storey rear extensions including Nos. 6, 12, 14 and 16. No. 12 also has a flat in the roof void, with front and rear dormers (planning ref. 8500467).

5.0 Planning Considerations

National Planning Policy Framework (NPPF, 2012)

5.1 The National Planning Policy Framework (NPPF, March 2012) sets out the presumption in favour of sustainable development at para. 14. It states that:

“For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.”

5.2 The proposal accords with the development plan, as demonstrated below. It is therefore sustainable development and should be approved.

- 5.3 Section 7 of the NPPF (2012) sets out, at para. 58, criteria that development should aim to meet. The proposal meets these criteria because it will function well and add to the overall quality of the area, blend into the surrounding area and strengthen the sense of place, optimise the potential of the site, respond to local character and be visually attractive.

London Plan

- 5.4 London Plan (2015) Policy 3.5 Quality and Design of Housing Developments requires development to be well designed, with adequately sized rooms and convenient and efficient room layouts. The reconfigured rooms will meet the Government room standards and the layout of the house will be improved.
- 5.5 Policy 7.4 Local Character states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It sets out several criteria which development should meet; the proposal complies with this policy because it will have regard to the pattern and grain of the existing spaces and streets, has been informed by the surrounding environment and will contribute positively to local character.
- 5.6 Policy 7.6 Architecture states that development should incorporate the highest quality materials and design appropriate to its context. The proposal has been well designed to blend into its context. The extensions are of a scale appropriate to the building and will use materials to match existing.

Camden Development Policies 2010-2025

- 5.7 Policy DP24 Securing High Quality Design states that “The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design” and sets out key points for consideration. The proposal complies with this policy because the character and setting of both the existing buildings and neighbouring buildings has been considered, as well as the quality of materials to be used.
- 5.8 Policy DP25 Conserving Camden’s Heritage states that the Council will take account of Conservation Area statements when assessing applications, and will only permit development which preserves and enhances the character and appearance of the area. The proposal’s compliance with the Conservation Area Statement is discussed later in this section.
- 5.9 Policy DP26 – Managing the Impact of Development on Occupiers and Neighbours seeks to ensure that development does not cause harm to amenity. The proposed extensions will not have any adverse impact on neighbours in terms of visual privacy and overlooking, overshadowing and outlook, or sunlight, daylight and artificial light levels. The rear extension will have a lower height at the party wall boundary to protect neighbour amenity.

Camden Planning Design Guidance

- 5.10 Camden Planning Guidance Design (CPG1) (2015) is also relevant. The “key messages” with regard to extensions and alterations are set out on page 29:
- Alterations should always take into account the character and design of the property and its surroundings.
 - Windows, doors and materials should complement the existing building.
 - Rear extensions should be secondary to the building being extended.
- 5.11 The proposal complies with these requirements. The rear extension will be single storey and will clearly be secondary to the original house. Materials will match existing.

South Hill Park Conservation Area Statement

- 5.12 The Conservation Area Statement contains specific guidance relating to extensions and alterations in the Conservation Area.
- 5.13 Policy SHP1 states that “new development should be seen as an opportunity to enhance the Conservation Area” and that all new development should respect existing features. The proposed additions are modest and have been designed to respect and enhance the existing building.
- 5.14 Policy SHP8 states that choice of materials is very important and that materials should closely match existing. The proposal complies with this requirement.
- 5.15 With regard to roof extensions, the document states that these should not alter the distinctive shape and profile of the existing roof. No alteration of the roof shape is proposed. Policy SHP16 states that dormers at the rear “will normally be allowed if sensitively designed.”
- 5.16 With regard to rear extensions, Policy SHP16 states that “Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings” and Policy SHP20 states that rear extensions should usually be single storey. The proposed rear extension will be single storey and will replace an existing rear extension which has been in place for many years. There are also several rear extensions at nearby properties along this side of the road.

6.0 Conclusion

- 6.1 This statement has been produced to accompany a planning application for a new rear extension, loft conversion and house refurbishment at 8 Nassington Road.
- 6.2 Several other houses along the street have rear extensions and nearby No. 12 has a flat in the roofspace.

8 Nassington Road

- 6.3 There will be no adverse impact on neighbour amenity. The rear extension will have lower height at the party wall side to ensure there is no impact on the amenity of the residents of the adjoining house.
- 6.4 The additions have been sensitively designed, will be subservient to the original building and will use matching materials.
- 6.5 The proposal complies with the NPPF, London Plan, Camden Development Policies and Design Guide and the South Hill Park Conservation Area Statement.
- 6.6 The proposal comprises sustainable development and should be approved.